
Minutes
Regular Meeting
May 11, 2016

Present: Mayor Kenneth Neilson, Council Members Troy Belliston, Kolene Granger, Garth Nisson, Thad Seegmiller, Jeff Turek, City Attorney Jeff Starkey, Deputy Recorder Tara Pentz, Public Works Director Mike Shaw, Community Development Director Drew Ellerman, City Recorder Danice Bulloch, Administrative Services Manager Kimberly Ruesch, Police Chief Jim Keith, Audience: Sara Winn, Paul Winn, Jennifer Trella, Kress Staheli, Kyle Pasley, Ben Willits, Holton Jeppson, Lori Kinsey, Karl S. Larson, Nisi Maile, Gary Powell, David Houston, Polly Fackrell, Brandee Walker

Excused: City Manager Roger Carter

Meeting commenced at 6:00 P.M.

Invocation: Council Member Granger

Pledge of Allegiance: Council Member Belliston

1. APPROVAL OF THE AGENDA

Council Member Seegmiller made a motion to approve the agenda with the removal of Item 6C. Council Member Belliston seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Nisson</i>	<i>Aye</i>
<i>Council Member Seegmiller</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>

2. ANNOUNCEMENTS

A. Introduction of the 2016/2017 Washington City Royalty.

Mayor Neilson introduced the 2016/2017 as follows:

Kiley Bice Miss Washington City, Kate Hardman Miss Congeniality, Lexie Meyer 1st Attendant, and Mataya Rosander 2nd Attendant, she could not be here tonight.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 4/26/16, 4/27/16 and 5/4/16.

BOARD AUDIT REPORT: Consideration to approve the Board Audit Report for April.

Council Member Granger made a motion to approve the consent agenda. Council Member Nisson seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Nisson</i>	<i>Aye</i>
<i>Council Member Seegmiller</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>

5. PRELIMINARY PLAT

**A. Consideration to approve a Preliminary Plat for The Cottages at The Village at Stucki Farms, located at approximately 4700 S. Washington Fields Road.
Applicant: Karl Larson**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a Preliminary plat for The Cottages at The Villages at Stucki Farms subdivision, located at approximately 4700 South Washington Fields Road. The applicant is proposing 74 lots on an area of coverage of 19.64 acres. The zoning designation at this particular location is Planned Community Development (PCD).

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

The Planning Commission unanimously recommended approval of the Preliminary plat for The Cottages at The Villas at Stucki Farms subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
12. Parking and Garage areas that appear on the plat (which are not on approved public city streets) need to be labeled as private at each location.

Council Member Seegmiller clarified the location of the parking for the Cottages.

Community Development Director Ellerman stated there is a common parking area, which he indicated on the map.

Council Member Seegmiller asked if our Public Works Department is aware of the curving roadways.

Public Works Director Mike Shaw stated a review was completed for these streets in with his department. The review included making certain the street sweeper would be able to maintain the public roadways.

Council Member Seegmiller asked if there is only one detention basin on the property.

Community Development Director Ellerman explained there is only one detention basin on this specific preliminary plat. However, there is a detention basin on the adjacent parcel, which will be used for this development, as this is part of the entire Master Planned PCD.

Council Member Nisson asked if there is an estimated completion date for this phase.

Carl Larson stated there is not an estimate completion. The market drives the buildings, and it will be developed in phases. Initial indications show the cottages will sell rather quickly, but it will depend entirely on the market.

Council Member Belliston asked how they plan to phase the development.

Mr. Larson explained where the phasing lines will be.

Council Member Turek asked if this phase would have its own HOA, or if it is under the Master Planned HOA.

Mr. Larson stated each village has its own HOA, but there is a Master HOA, which is over the entire PCD.

Council Member Belliston asked who would be managing the overnight rentals.

Mr. Larson stated they have a management company who will be over the nightly rental areas.

Council Member Seegmiller asked about the discussion regarding street names at the Planning Commission Meeting.

Community Development Director Ellerman stated street names are not required at the preliminary plat stage. They will be included on the final plat.

Council Member Seegmiller made a motion to approve a Preliminary Plat for The Cottages at The Village at Stucki Farms, located at approximately 4700 S. Washington Fields Road with the findings and condition, as recommended by the Planning Commission. Council Member Belliston seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Nisson</i>	<i>Aye</i>
<i>Council Member Seegmiller</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>

6. PUBLIC HEARINGS AND RELATED ORDINANCES/RESOLUTIONS

A. Public Hearing to consider adoption of Washington City's 2016/2017 Fiscal

Year Budget. Administrative Services Manager Kimberly Ruesch

Administrative Services Manager Kimberly Ruesch reviewed the proposed final 2016/2017 Fiscal Year Budget Totals.

Kress Staheli commented he appreciates the time and effort, which has went into the budget. He would like to know to what extent Merrill Road would be built in the 2017 budget.

Public Works Director Mike Shaw stated the connection goes from Lost Ridge Drive to 20 East. We have acquired 1.2 Million from MPO funds, which will become available in October. Staff is currently working to acquire right of way. They hope to have it funded with right of way in this budget year.

Mr. Staheli asked if the interchange is going to be located on Main Street.

Public Works Director Shaw stated the environment study determines where the interchange can be located. When the study takes place, they actually look at all of the areas a interchange could potentially be located. He just signed the Federal Aid agreement last week. It generally takes a year, but they feel this would be completed earlier.

Mr. Staheli asked if there are plans to install curb, gutter, and sidewalk in the downtown area in conjunction with the resurfacing projects.

Council Member Seegmiller stated they have talked about doing the entire downtown area in one project, in order to be the most cost effective.

Public Works Director Shaw stated they have started design on the downtown storm water project. They are looking at Main Street to 300 East, which this area mainly has the curb, gutter, and sidewalk.

Mr. Staheli asked what has been budgeted for Telegraph Medians.

Public Works Director Shaw stated they are looking to help with the Telegraph and Green Spring Intersection. This is an item, which will be coming to Council with a proposed design. It has been budgeted if Council decides to move forward.

Mr. Staheli asked about the pumper fire truck, which is being budgeted.

Public Works Director Shaw stated the engine we have now has a significant number of miles and becoming very costly to keep up. This will allow for the lease of a new fire engine, and the existing one will be moved to a location, which is not used as much.

Mr. Staheli asked about the total RAP Tax funds,

Administrative Services Manager Kimberly Ruesch stated Council has approved use of \$60,000 this year. The budget for 2017 is an anticipated 370,000. In 2015 we received 48,000 and 315,000 in 2016.

Council Member Seegmiller stated their have not been multi-year commitments. The City as well ask each entity will be required to apply each year.

Mr. Staheli noted he is a big proponent for using the RAP Tax funds for the downtown area. By using the RAP Tax for something tangible for Washington City, we can make the downtown special.

Mayor Neilson stated this is something the Leisure Services Director is looking to do, but more in phases.

Council Member Belliston stated he does not feel the RAP Tax is being used to maintain, but to improve. He would prefer to use the funds for larger projects, like Mr. Staheli has indicated.

Mr. Staheli stated Leisure Services Director Barry Blake has some very nice plans for the downtown area, and he would like Council to look at those plans, and possibly take those into consideration.

Council Member Belliston asked if an alignment has been completed on Merrill Road.

Public Works Director stated they have an alignment, and they are working on a preliminary design.

Council Member Granger made a motion to close the public hearing. Council Member Turek seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Nisson</i>	<i>Aye</i>
<i>Council Member Seegmiller</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>

B. Public Hearing for the consideration to adopt a Resolution to open and amend the Washington City 2015/2016 Fiscal Year Budget for the funds of Washington City, Washington, Utah. Administrative Services Manager Kimberly Ruesch

Administrative Services Manager Kimberly Ruesch reviewed the changes to the 2015/2016 Fiscal Year Budget.

No public comments were made.

Council Member Seegmiller made a motion to close the public hearing. Council Member Granger seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>

Council Member Nisson Aye
Council Member Seegmiller Aye
Council Member Turek Aye

C. Consideration to approve a Resolution to open and amend the 2015/2016 Fiscal Year Budget. Administrative Services Manager Kimberly Ruesch

Removed

D. Public Hearing to consider approving an Ordinance for a Zone Change request Z-16-06 to amend the Coral Canyon PCD, by changing the Coral Canyon Commercial Area for Parcels 2, 7B, 18, 9, 21A 22, and 24 from Commercial to Multi Family Recreational (MFR), the request is located in the area of Park Center Drive and Coral Greens Drive, Coral Canyon Boulevard and Telegraph Street. Applicant: Jack Fisher Homes

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to Amend a portion of the Coral Canyon PCD project, more specifically, the “Land Use Master Plan for Coral Canyon” Map. The request is to re-designate several areas in the overall development to the “Multifamily Recreational” category as portrayed on the master land use plan map. The applicants are also re-numbering areas as shown on the plan map, adding more distinct development districts throughout the PCD. This in turn has amended (or modified) the “Land Use Table” as found on the “Land Use Master Plan for Coral Canyon” Map.

Staff has reviewed the proposed amendment to the Coral Canyon PCD project plan. Staff is supportive with the proposed amendments as outlined. The Planning Commission reviewed this request at their April 20, 2016 meeting.

The Planning Commission unanimously recommended approval of Z-16-06, for the zone change request, Amending the Coral Canyon PCD project plan, more specifically the “Land Use Master Plan for Coral Canyon” Map, to the City Council, based on the following findings:

Findings

1. That the requested zoning amendment conforms to the intent of the land use designation of the General Plan.
2. That the requested zoning amendment will be compatible with surrounding developments.
3. That no other changes (only those as outlined above) are implied to the remaining Coral Canyon PCD project plan.

Council Member Turek asked if the applicant has any type of designs for these areas.

Community Development Director Ellerman stated the applicant would have to come back to Council for a subdivision plat, however, as long as they meet the requirements of the PCD, there would not be any designs come before Council.

Council Member Belliston stated Commercial Zones have a different height requirement than

residential.

Kyle Pasley explained the PCD regulates the height on the development. The commercial zone height allowance is slightly higher than 35 feet. However, residential maximum height is 25 feet.

Council Member Seegmiller asked about the proposed UDOT redesign, and if it would affect Coral Canyon.

Mr. Pasley stated UDOT has indicated to them, the redesign will only be to add a lane, but would not change the interchange itself. This is why the change is being proposed. At this time, the interchange location is not conducive to commercial. The office and retail spaces have not done well either. Most of the homes in Coral Canyon are second homes, which does not support the commercial area. Their hope is by changing this area to multi-family recreational, it would add people to support the existing commercial.

Council Member Seegmiller stated he regrets the fact Washington City would lose commercial space, but he works here, and it is obvious this area is not conducive to commercial.

Council Member Belliston stated if the area is changed to overnight rentals, he would definitely want there to be some oversight to make sure the property is maintained by some type of management company.

Mr. Pasley stated they plan to have some form of property management company in order to have consistency, and maintenance. By having the oversight, they hope to alleviate most of the issues, which could arise.

Council Member Granger asked if these areas would use the amenities provided by Coral Canyon.

Mr. Pasley stated each area will have its own amenities. They will not be allowed to use the Master Planned communities, which are for the residential areas.

Council Member Belliston commented if the commercial is not viable then something needs to go on the space. He does understand the concerns with Coral Ridge because it is a free for all, but with proper management, this could be a much better development.

City Attorney Jeff Starkey asked how the commercial areas in this location feel about the change.

Mr. Pasley stated the majority of the individuals in this area are tenants. SITLA owns the majority of the buildings, but for those who are in the area, they have not indicated any issues with the proposed change.

Council Member Seegmiller asked if another hotel has been considered.

Mr. Pasley stated another hotel could certainly fall under the current commercial zone, but it would be much more intrusive on the existing residents, than this proposal.

Council Member Granger asked if there are concerns with the lot owners, which backup to parcel 24.

Mr. Pasley stated there is a hillside between those homes, and parcel 24. With the current commercial zone, there was an allowance to cut into the hillside. However, with this request, the applicant has been informed he would have to stay to the toe of the slope, and would not be able to cut into the hill.

Council Member Seegmiller clarified the location of parcel 7A and 7B.

Mr. Pasley explained the layout of the parcels, which includes a large slope on 7A. The slope will not be disturbed, and will provide a buffer to parcel 7B.

Paul Winn stated he lives on Canyon Crest Drive. He is concerned about his quality of life. He wants to know if this is going to be like a hotel community, and have lighting issues. In addition, he does not know how parking is going to be taken care of. There is very limited parking now, and with multi-family, there will be even more problems. He was never noticed about the request change, and would like to ask if the decision be postponed, so he can let his neighbors know.

Polly Fackrell stated she was told there would not be anything taller than a one-story home behind her. She paid extra for a view lot, and she will have to put a fence if there is a two-story building, and her view would be blocked. She received a notice, but she feels every resident in Coral Canyon should be noticed, because everyone is affected.

Council Member Seegmiller stated there is a noticing requirement, and Staff makes certain those guidelines are met. Council has recently changed their noticing policy to include a larger area than even the State requires.

Mr. Winn stated his concerned about his quality of life, because he is a full time resident.

Council Member Seegmiller asked if they would prefer a commercial building.

Mr. Winn stated with commercial they at least are business generally go from 8 in the morning to 5 at night.

Council Member Belliston stated in addition, commercial building height allows for 35 feet in height. With this request, the height of the buildings would be significantly less, at 25 feet.

Council Member Seegmiller asked if they have noticed the Coral Springs area is very noisy.

Mr. Winn stated they seem to be quiet.

Council Member Seegmiller stated with commercial there is a very broad expanse of allowances. There could actually be another hotel, or a restaurant. This being said, he would like to know if they would rather have the commercial rather than a multi-family residential type of use.

Mr. Winn stated they would rather take their chances with the commercial.

Ms. Fackrell stated she would prefer commercial as well.

City Attorney Starkey stated he has had family stay at Coral Springs, and when he has visited, it seemed very quiet.

Mr. Pasley stated with the parking issues, in the master development plan, there will be a parking area for boats, and RV's. Temporarily they plan to put something on the Hurricane City side of Coral Canyon for extra parking, which would be required by the nightly rentals as well. He would like to note, he has spoken to many residents about the transition. The SITLA Office is located in Coral Canyon commercial area, and he is happy to discuss the changes with any of residents.

Council Member Seegmiller asked for clarified the use for parcel 20 and 25.

Mr. Pasley stated parcel 20 has been purchased by the owner of the existing restaurant. Parcel 25 is commercial, but it is not going to be very useful.

Gary Powell stated he lives on at the base of parcel 24. When he purchased the home, he was told there would not be anything next to him. He agrees commercial being that much higher would probably be worse. However, he does like that commercial is not there at night. If they are going to put the nightly rentals, he would like lighting to be addressed, and fencing to be put in, so the people renting do not come into their developments.

Council Member Seegmiller asked if he has a preference for a commercial use, and not know what it may be, or would he prefer the multi-family recreational.

Mr. Powell stated because of the height, and the additional lighting, he would probably think the nightly rentals would be the lesser of two evils. He would also like to note, the gun range is extremely loud, and can be heard really bad at his house, as well as the golf course.

Mayor Neilson stated they are going to be reconfiguring the shooting park, but he would pass the information along.

Ms. Fackrell asked how she would get the addresses for the owners of Coral Canyon.

Council Member Seegmiller stated as a municipality, we cannot disclose the addresses.

City Attorney Starkey stated they could go to the County and get property owners addresses.

Ben Willits stated Jack Fisher Homes will be as sensitive to the residents as possible. The product they are going to build is very tastefully done. They are currently building a similar nightly rental project in the Ledges. He would like to invite any of the Coral Canyon residents to take a look at their product. He understands the nightly rental aspect is scary for the residents. However, they could build a three-story hotel, which would be much more invasive, and much

easier to sell. He does feel the residents would have an issue with something such as this, backing up to the golf course. He is happy to meet with Council members and the residents on the design if the zoning is approved.

Council Member Seegmiller commented the parking shown between parcels 18 and 22 will not be adequate parking.

Mr. Willits stated they plan for more parking than currently being shown.

Council Member Granger made a motion to close the public hearing. Council Member Turek seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye
Council Member Turek Aye*

7. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

Council Member Belliston stated the Youth Council Graduation is taking place this Sunday at 7:30 P.M. He would like to invite Council to attend.

8. ADJOURNMENT


Council Member Seegmiller made a motion to adjourn the meeting. Council Member Belliston seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye
Council Member Turek Aye*

Meeting adjourned at 7:59 P.M.

Passed and approved on this 8th day of June, 2016

Attest by:


Danice B. Bulloch, CMC
City Recorder



Washington City


Kenneth F. Neilson, Mayor